

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
January 12, 2012**

APPROVED 2/23/12

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Reorganization/Regular/Worksession Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Mayor John Birkner (8:40 pm)
Jaymee Hodges, Chairman
James Schluter, Vice-Chairman
William Martin
Thomas Constantine
Daniel Olivier
Richard Bonsignore
Philip Cerruti
Councilwoman Ingrid Quinn
Ann Costello (Alt. #1) (8:05 pm)
Keith Doell (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: None

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4. REORGANIZATION MEETING:

NOMINATIONS FOR CHAIRMAN OF THE PLANNING BOARD:

Steven Paul, Esq. requested a nomination for the position of Chairman of the Planning Board.

A motion to nominate Jaymee Hodges as Chairman of the Planning Board was made by James Schluter and seconded by William Martin. There were no further nominations.

Upon motion of Keith Doell, seconded by William Martin, all in favor, none opposed, the Board closed the nominations for Chairman. On roll call vote, all members voted yes.

NOMINATIONS FOR VICE-CHAIRMAN OF THE PLANNING BOARD:

Chairman Hodges requested a nomination for the election of a Vice-Chairman:

A motion to nominate James Schluter as Vice-Chairman of the Planning Board was made by Richard Bonsignore and seconded by Daniel Olivier. There were no further nominations.

Upon motion of Keith Doell, seconded by Daniel Olivier, all in favor, none opposed, the Board closed nominations for Vice-Chairman. On roll call vote all members voted yes.

NOMINATIONS FOR APPOINTMENT OF RECORDING SECRETARY FOR THE PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of a Recording Secretary:

A motion to nominate Mary R. Verducci as Recording Secretary for the Planning Board was made by Jaymee Hodges and seconded by Richard Bonsignore. There were no further nominations.

Upon motion of William Martin, seconded by Richard Bonsignore, all in favor, none opposed, the Board closed the nominations for Recording Secretary. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF ATTORNEY FOR THE PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of an Attorney:

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A motion to nominate Thomas W. Randall, Esq. as Attorney for the Planning Board was made by William Martin and seconded by Ann Costello. There were no further nominations.

Upon motion of William Martin, seconded by Ann Costello, all in favor, none opposed, the Board closed the nominations for Attorney. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF PROFESSIONAL ENGINEER FOR PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of Professional Engineer for the Planning Board:

A motion to nominate Louis Raimondi, Brooker Engineering as Professional Engineer for the Planning Board was made by James Schluter and seconded by William Martin. There were no further nominations.

Upon motion of Daniel Olivier, seconded by William Martin, all in favor, none opposed, the Board closed the nominations for Professional Engineer. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF PROFESSIONAL PLANNER FOR THE PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of a Professional Planner:

A motion to nominate Burgis Associates, as Professional Planner for the Planning Board was made by Daniel Olivier and seconded by Richard Bonsignore. There were no further nominations.

Upon motion of Daniel Olivier, seconded by Richard Bonsignore, all in favor, none opposed, the Board closed the nominations for Professional Planner. On roll call vote, all members voted yes.

ADOPTION OF 2012 MEETING DATES:

Upon motion of Thomas Constantine, seconded by Phillip Cerruti, all ayes, the Board adopted the 2012 Meeting Dates for the Planning Board as attached and distributed. The meeting dates will be published in the Official Newspaper.

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ADOPTION OF PROCEDURAL RULES & BY-LAWS:

Upon motion of Richard Bonsignore, seconded by Ann Costello, all ayes, the Board adopted its Procedural Rules and By-Laws for 2012.

REGULAR MEETING

5. **MINUTES:** The Minutes of 12/15/11 were held for the public session on 1/26/12 on motion of Ms. Costello, seconded by Mr. Bonsignore and carried.

6. **CORRESPONDENCE:**

1. Letter from Andrew Kohout, Esq., dated 1/6/12 RE: Lipkin, requesting adjournment;

2. Annual Notice of Meetings Scheduled for 2012;

7. **RESOLUTIONS:** None

8. **PENDING NEW BUSINESS:** None

9. **VOUCHERS:** None

10. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. **Pascack Valley Health Systems, LLC - 250, Old Hook Road, Block 2001, Lot 16 - Site Plan Application** - Joseph Basralian, Esq. represented Pascack Valley Health Systems, LLC in an application for Preliminary and Final Major Site Plan Approval, involving the renovation and reopening of the prior Pascack Valley Hospital. Mr. Basralian gave a brief summary of the improvements proposed to be made to the site. They are also required to have 499 parking spaces, which they exceed. Mr. Basralian distributed an Exhibit List, dated 1/12/12.

Mr. Paul advised if this is a public hearing, procedurally, the Board must go out of Worksession and go into Open Public Session. Accordingly a motion to go into Open Public Session

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was made by William Martin, seconded by Ann Costello and carried.

Ed Snieckus rendered his latest report dated 1/10/12. Mr. Raimondi submitted reports dated 11/28/11 and 1/5/12.

The first witness was Robert Garrett, President and CEO of Hackensack University Medical Center. There is an affiliation between HUMC and PV Health System, LLC. This was a former joint venture to reopen Pascack Valley Hospital. He welcomed the opportunity to present this application to the Planning Board for site plan approval in anticipation of reopening the hospital. The first stage is the maintenance of the parking lot, replacement of broken curbs and sidewalk, and installation of landscaping. Improvements are to include concrete curbing, sidewalks, paving, landscaping, handicapped accessible parking facility, and signage.

They propose to replace the temporary and new generators to service the hospital facility, which did not receive maintenance attention prior to closing. They are reactivating the helipad and anticipate using it one to two times per month. Major interior renovations are not part of this application. They are going from 294 to 128 beds by changing all the two bedroom rooms to single occupancy. They will have the same service and programs. Mr. Garrett expressed that they really appreciate the support of Westwood and will provide a first rate quality hospital that the community deserves.

Mr. Snieckus asked Mr. Garrett whether the improvements will be started before, after or simultaneously with the final approval of the Certificate of Need. Mr. Garrett responded they are not tied to or dependent upon the Certificate of Need. The State Health Planning Board made recommendations which the Commission of Health will take into consideration when rendering their decision.

There were no further questions of Mr. Garrett.

Mr. Basralian called his next witness, Jeffrey Reeves, Licensed Professional Engineer, who was sworn in, qualified and accepted. Mr. Reeves prepared the Site Plan in Exhibit A7, dated 2/28/11, revised through 12/28/11. Mr. Reeves described the proposed improvements as stated and shown on the plans. The

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parking spaces in the front by the heliport will be removed, as will the asphalt sidewalk. All landscaping will be properly pruned, dressed up, and fertilized, with replacements as needed. Decorative shade trees would also be provided. The front garden will be refurbished. The loading dock is a concern for the property owner with storm runoff, and there is only one trench drain, so they are proposing to enhance that by installing an additional trench drain and inlets. They believe they will pick the water up more efficiently, further up. There is no new impervious ground cover proposed. He briefly reviewed the existing drainage system and stated they will simply install a plastic overflow pipe.

Mr. Reeves continued. The generator enclosure is in a preferred location. Mr. Basralian noted the hospital will reopen the helipad. Mr. Reeves gave details. It is on the front right side of the hospital. All parking spaces, one light pole and one tree will be removed.

For the number of beds, they are required to have 3.9 parking spaces per bed, or 499 spaces total. After eliminating the helipad spaces, having started with 859, they are left with 796 spaces, which are 297 more than provided by Code. They are also requesting the waivers: Environmental Impact Statement and property survey and location of easements.

Mr. Snieckus questioned Mr. Reeves as to whether the helipad use was ever abandoned. Mr. Basralian advised it was never abandoned. It was Pascack Valley Hospital that stopped utilizing it. With the reopening, it is intended to be utilized one to two times per month. Mr. Martin suggested they review the use variance Resolution for the helipad in order to comply with any conditions contained therein. Mr. Snieckus confirmed impervious coverage complies with the maximum of 70% under the Code. Regarding the emergency generator, it was noted on the plan that it will generate noise at 55 decibels. Mr. Snieckus asked if it will comply. Mr. Basralian said it will comply. The architect will testify as to the generator.

Mr. Snieckus asked for the total number of parking spaces that would be removed from the plan, and the response was 86. Mr. Raimondi commented the front signalized intersection is a safer place for pedestrians to cross. Mr. Reeves stated they could review providing a concrete walk. Mr. Basralian advised

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they felt it better to direct pedestrian traffic away from the helipad. Mr. Raimondi said he would like to see a concrete walkway on the easterly side of the driveway so pedestrians coming from the East would have direct access to the front door. Mr. Raimondi referred to the plan and directed attention to the hill, as he discussed a drainage plan. He asked if it could be designed to bring the larger pipe across the intersection. Mr. Reeves gave details.

The matter was opened to the public for questions of Mr. Reeves. Barbara Gardner came forward and was concerned about quality of life and being good neighbors. She asked for a tree/buffer zone at the wall in the back, due to sights and sounds, on Pleasant Avenue. She said this would not disturb the natural path of the deer. Mr. Reeves said it could be done, and Mr. Basralian represented they would be very happy to install same. Mr. Reeves added they could put hemlocks and spruces. Chairman Hodges asked Mr. Snieckus for his opinion on the trees to be planted, and he would look into it, but noted he would not choose hemlock with deer present. Ms. Costello asked for more trees in the parking lot, and they agreed. Mr. Olivier asked if there was any flooding during the storms. Mr. Reeves reported only minor flooding in the area of the loading dock, which they are looking into. Mr. Hodges asked where the water would go from the loading dock. Mr. Reeves stated there were two systems. There is a small trench drain at bottom. His idea is collect the water above before it goes down to the lower section of the ramp.

Chairman Hodges asked if there was anything that can be done between Old Hook Road and the hospital property to alleviate flooding. This has been ongoing for years. Mr. Reeves responded they could certainly look at what could be done for stormwater management. Mr. Constantine asked if the stormwater system was up to today's standards, and it was not. Mr. Reeves said it was difficult to answer without studying it, but there were plenty of methods available, but that is a separate study and is not being proposed as this time. They do not propose any additional runoff. Therefore, it is beyond the scope of the application.

Mr. Constantine asked if we could request an additional hydraulic analysis. Mr. Raimondi did not think it was in the purview of this application, and Mr. Reeves said there are three

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drainage systems in place now, which Mr. Raimondi indicated are independent and never studied. The standards have been updated. Mr. Reeves noted, and the DEP said if you can prove the post development volume has not increased, and they have, they meet the criteria of stormwater management. They could also remove more asphalt by the heliport and install rain gardens. Mr. Constantine was concerned about the impact on the system and asked if the hospital could study how to mitigate that better. Mr. Basralian commented they would commit to a long term study, and the hospital is committed to improving the site going forward.

Mr. Martin asked about details of the drainage. The drainage is functioning correctly Mr. Reeves explained. The drainage in the upper area is being investigated. Mr. Martin asked if there were any alternate places for the generator. Mr. Reeves stated this is where he was told it would go. There is an existing 3,000 storage tank, which feeds one of the three generators, and another 2,000 gallon tank would be built and service the middle generator.

Michael A. Pomerico, Licensed Architect, Pomerico Design Studios, was sworn in, qualified and accepted. Mr. Pomerico prepared the plan displayed on the easel, which he described. The building is a brick structure in various heights up to four stories. They are going from 294 to 128 beds and installing showers in the rooms. They plan on leaving all signs in tact. The graphics would change on the main sign. The size, shape and configuration will remain in tact. They are proposing a new, 80 sq. ft. sign, referring to Exhibit A16, mounted on the front of the hospital by the entrance canopy. The logo will be added to all the existing signs. A2-5 was not part of the package, Attorney Paul advised. Mr. Basralian said he would provide copies of same to the Board.

Mr. Pomerico described the photos mounted on boards. One was the generator and enclosure. The acoustic witness would speak to the acoustics. It is currently grey, and it will be painted to match the brick structure of the building. The fuel tank for this generator is a belly tank, Mr. Pomerico explained. It will be monitored around the clock. The first generator will be located all the way on the East side, with another located inside the structure, near the power plant area. Another generator would be located inside the structure. Because of

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restrictions in the area and the new code, there is not appropriate clearance for maintenance.

There were various questions answered by the witness. Mr. Snieckus had questions relating to the operation of the generators. Mr. Raimondi asked about the generators going on in an emergency. Mr. Bonsignore asked about the cell phone antennas and if anything could be done to eliminate them. The response was the antennas are active. Mr. Snieckus asked if anything else would be added on the rooftop.

The matter was open to the public for questions of Mr. Pomerico. There were no questions.

The Board took a recess from 10:00 - 10:10 pm.

Upon reconvening, Mayor Birkner had a question of Mr. Reeves, in the absence of a planner, and since he had arrived after the testimony began, he asked Mr. Reeves if there was any consideration for public transportation access, either on or at the site, such as a bus loop. Presently there are no public transportation spurs in that corridor, he added. Mr. Basralian said yes, there are considerations for it, and if public transportation is available, then the hospital is all for it, if a bus loop can come into the site. Mayor Birkner had conversations with NJ Transit regarding a spur. Mr. Basralian agreed, and Mayor Birkner said then they would advance that conversation. Councilwoman Quinn asked about the line of sight regarding the sign. Mr. Reeves indicated it would be reviewed and relocated if it interfered with the line of sight.

James Perry was sworn in, qualified and accepted to testify as an Acoustic and Vibration Consultant at Cerame Associates. Mr. Basralian questioned Mr. Perry. He was retained to analyze the emergency generators. Mr. Perry reviewed the zoning ordinances and noted in the Code Section 195 dealing with noise levels, which mimics the State Code, states it must be 65 db/A during the day and 55 db/A at night. From a sound attenuation standpoint there are sound baffles, which he described the operation of. The exhaust from the generator goes through a muffler. He described 65 decibels (db/A), which is a typical conversation noise level. It's about 5 or 10 decibels lower than your neighbor's air conditioning. In his opinion, the

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proposed generator will not have any negative impact on the homes near the site. Board questions of Mr. Perry followed.

Mr. Raimondi asked if there was a leak, would the belly tank be able to contain the entire fluid. Mr. Pomerico said there was a monitoring system 24/7. It is diesel fuel. Mr. Martin asked about the current noise level. The ambient noise level now, with nothing running, is 46 db/A he said. Mr. Schluter asked about the sound levels also. Sound levels would be reduced with elevation changes it was said. Mr. Hodges asked if he believed that the exhaust coming off the top, about 12' in height, should it be elevated further, since it will be the noisiest because of the horsepower. It is about 680 hp. That is why it goes through a gigantic muffler, Mr. Perry explained. Extending the pipe from there would help somewhat, but it would be just switching it around, and if they added another muffler, the whole system would have to be redesigned.

Chairman Hodges asked if the neighbors complain, could it be addressed, as he has concerns for the neighbors and wants everyone to know what to expect. Mr. Basralian said they would do so. It's only on in a power outage. Mr. Perry said this is the Cadillac of generators, much different than a home generator. Mr. Martin asked if it gets louder as it gets older, and Mr. Perry said he did not experience it. This is not like a typical fan that comes out of balance, getting louder. Generators do not change like fans.

The matter was opened to the public for questions of Mr. Perry. He was asked if all three generators would be tested at the same time. Mr. Basralian said one is inside, and he could make sure they are not tested at the same time. There were no further questions.

The last witness was William Davis, a Heliport Consultant, Heliport Systems Inc. who was sworn in. Mr. Basralian questioned Mr. Davis. They work with the consultation, design and operation of helipads. He was retained by the applicant in this application. He gave his credentials and was accepted. Having his pilot's license, he has flown many times. The firm was started by him. They are regulated by the two principal regulatory agencies of the State. Mr. Davis described the flight path, prescribed by the FAA. The helicopters take off 8' horizontal and 1' vertical. There are two flight paths,

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established in 1998. They parallel Old Hook Road, going southeast and northwest. If the pilot comes in too fast in a helicopter and wants to put on the breaks, the tail tips down 10-15'. He recommended the hospital remove the tree and one light stanchion. There were no further questions of Mr. Davis and none from the public.

Mr. Basralian recapped. The matter was opened to the public for comments. Barbara Gardiner, Westwood Boulevard wanted to make sure the comments will be included in the Resolution. Mr. Paul advised that everything given in testimony is gone through and the conditions are included in the Resolution. Mr. Basralian added the trees recommended would be included as well. There were no further questions, comments or discussions.
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Ms. Costello moved for approval with second by Mr. Constantine, and all ayes on roll call vote. As Ms. Costello was an alternate, a subsequent motion was made. A motion for approval was made by Mr. Cerruti and seconded by Mr. Constantine. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, Mr. Martin, Mr. Constantine, Mr. Cerruti, Mr. Schluter, Mr. Bonsignore, Councilwoman Quinn, Ms. Costello, and Chairman Hodges voted yes. Mr. Doell was not needed to vote, and Mr. Olivier had departed.

2. Lipkin Properties, LLC - 345 Old Hook Rd, Block 2103, Lot 2 - (James Schluter recused) - Carried to 2/23/12 public meeting at request of the applicant. Attorney Kohut to be notified.

11. DISCUSSIONS: None

12. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:50 p.m.

Respectfully submitted,

**MARY R. VERDUCCI, Paralegal
Planning Board Secretary**